



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes

September 1, 2011

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, September 1, 2011, At 7:00PM. Prior to the call to order, Sharon Ryan was presented with a Plaque and Letter of Commendation for 15 years of service to the community as member and Chairperson of the Plan Commission.

PLEDGE and SWEAR-IN/COMMENTS

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination for Petitions heard this evening.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Sandy Crites, Shirley Howard, Mark Davis, Jack Taylor, Don Luddeke, Frank Greathouse, Mary Jo Akeman, Peggy Cunningham and Jim Smith. Also present were: Aldermen Dan McDowell, Gerald Williams and Zoning Administrator Steve Willaredt.

AGENDA

Mary Jo Akeman requested to amend the Agenda as follows: (Reference Shapiro Brothers MW Recycling) Delete 1643 16th Street and correct the Agenda to read: 1143 16th Street. A Motion to approve the Agenda as amended was made by Mary Jo Akeman and seconded by Shirley Howard. Voice vote. All ayes. Motion carried by unanimous consent.

MINUTES

Motion to approve the Minutes from the previous meeting (August 4, 2011) was made by Mark Davis and seconded by Frank Greathouse. Roll call vote. All ayes. Motion carried by unanimous consent.

COUNCIL REPORT

Alderman Dan McDowell reported the following Petitions and Recommendations by the Plan Commission were approved by the City Council:

- 1). Petition: Bi-State Glass Coatings - 1509 Pontoon Rd
Nonconforming Special Use Permit to allow construction of a pre-engineered metal building.
- 2). Petition: Res-pi-link - 2113 Johnson Rd
Special Use Permit to operate a business in a residential district and business name change (from Res-pi-link) to Crown Medical Equipment.
- 3). Recommendations: The Council approved the recommendations to limit the number of Scrap yards in the City and to have mandatory "green space" on parking lots.

PETITION (1): Kathy Byrd 1907 Johnson Rd, Suite C

The Zoning Administrator, Steve Willaredt, distributed color photographs of the proposed business site on Johnson Road (Attachment A, available upon request).

Kathy Byrd introduced herself and stated her home address is 2569 Ivy Lane, Granite City. She stated her proposal is to operate a beauty salon in a residential district with two, possibly three, beautician stations. Discussion followed and the following checklist was completed by the Commission:

- a). Hours of Operation: 9:00AM - 9:00 PM
- b). Days of Operation: Monday thru Saturday
- c). Signage limited to: As permitted by Zoning Ordinance and approved by the Administrator.
- d). Screening Required: No
- e). Additional Parking required: None required
- f). Any additional exterior lighting permitted: As permitted by Ordinance and approved by Administrator.
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed, or the business has become a nuisance? Yes
- k). Additional Requirements:
 - (1) Dumpster must be screened, in the event one is used. Otherwise, totes are permissible.
 - (2) No Parking for staff or customers will be allowed on Country Lane.

No further Commission discussion. The Chair called for anyone in the audience either for, or against, the Petition. None voiced opinion.

MOTION by Sandy Crites and seconded by Frank Greathouse to approve the request to operate a Beauty Salon at 1907 Johnson Rd, Suite C, in a Residential District with the above named restrictions (Items a thru k). Roll Call vote. 9 ayes, 1 abstain. Motion carried.

PETITIONER (II): Shapiro Brothers, a division of MW Recycling, LLC
1143 16th Street

The Zoning Administrator, Steve Willaredt, distributed color photographs of Shapiro Brothers site on 16th Street (Attachment B, available upon request). Mr. Joe King, Vice President PSC Metals, Incorporated, 8130 Woodberry Boulevard, Chagrin Falls, Ohio introduced himself and stated he is requesting a change in ownership. The business itself will not change. MW Recycling intends to keep the Shapiro Brothers (Greg & David) as managers.

Discussion followed. Mr. Willaredt expressed concerns: The main issues are the fence and the scrap piles. Mr. King asked to address the Commission and stated, "in Scrap business you buy, process and sell. There is no money in stock-piling". His corporation has 40 scrap yards and Granite City's maximum height limit of 25 ft. is reasonable and they can easily run a business and stay below that threshold. The fencing, and upkeep of the fence, will be a part of the manager's task list. Mr. King stated the fencing requirement can be completed in 30 days; the Commission decided to allow 60 days. The Chairman stated if the fence is not up at that time, he would be asked to come back and report to the Board.

Mr. King implored the Commission to please allow this petition to be placed on the Agenda for the next Council meeting scheduled for September 6, 2011. His plea for timeliness is due to the legalities in the sale of the business from Shapiro Brothers to MW Recycling. The Zoning Administrator explained all Agendas for that Council meeting were due in the City Clerk's office this afternoon. At that time, Alderman Dan McDowell agreed to ask the Council to suspend the rules and allow the Petition to go before the Council for final for passage at the September 6, 2011 meeting.

The Chair called for further questions or concerns. No further discussion. He then called for anyone in the audience wishing to address the Commission, either for or against the Petition, to come forth. No one spoke. A motion began; however, was interrupted because Mr. King had mentioned 1139 16th Street as the address of the business. Mr. Willaredt stated Madison County 9-1-1 has the business address at 1143 16th Street and Greg Shapiro agreed with that address. Mr. King stated 1139 16th Street came back to him on a property survey they ordered. Mr. Willaredt stated the City has to go with what Madison County 9-1-1 uses.

MOTION by Mark Davis and seconded by Peggy Cunningham to approve the Petition by Shapiro Brothers, Division of MW Recycling, whose address is 1143 16th Street, for a change in ownership, with the condition that fencing, with screening, be completed within 60 days. Roll Call vote. 9 ayes, 1 abstain. Motion carried.

**PETITIONER (III): Patricia Sullivan, Sully's Dog Training
2301 State Street**

Petitioner withdrew her Petition request.

NEW BUSINESS (1)

The Zoning Administrator, Steve Willaredt, distributed color photographs of Speedy's New & Used Tires (Attachment C, available upon request). Mr. Willaredt stated problems and concerns with this business establishment located at 2309 Nameoki Road:

- * The Petition request was granted to Jonathan Greer. Presently there is new ownership with the same business name. No one has come before the Plan Commission for change in ownership as stipulated in section (g.) of the Motion dated January 8, 2009).
- * The photographs indicate substantial disrepair of property.
- * Used tires are piled practically to the top of the building.
- * Excess trailers, trucks and cars on property.
- * Vehicle parts lying around the property.
- * Permitted hours of operation, not adhered to.
- * Permitted days of operation not adhered to.

Discussion followed. Mr. Willaredt agreed to send notice to Speedy's New & Used Tires informing the owner to attend a Special Exemption Review Hearing at the next regularly scheduled meeting on October 6, 2011. Only the Mayor has the right to revoke or suspend a license.

NEW BUSINESS (2)

Don Luddeke mentioned the number of used vehicles "for sale" on the parking lot near Big Lots. The Zoning Administrator stated that is a police issue and the Police Department is responsible for ticketing and towing.

UNFINISHED BUSINESS

The Zoning Administrator reported there will be a change in the Stop Lights at Route 3 and Interstate 270 because of the dangerous conditions at that location.

Mr. Willaredt also reported the 19th Street Overpass will close on September 12th for a period of approximately six months for repair work.

No further business. Motion to adjourn by Mary Jo Akeman and seconded by Shirley Howard. All ayes. Motion carried.

Respectfully submitted,

Barbara Hawkins
Secretary, Planning & Zoning

PLAN COMMISSION ADVISORY REPORT

Hearing Date: September 1, 21011

**PETITIONER: Kathy Byrd
1907 Johnson Road, Suite C**

MOTION by Sandy Crites and seconded by Frank Greathouse to approve the request to operate a beauty salon business in a District Zoned R- 2 with the following restrictions:

- a). Hours of Operation: 9:00AM - 9:00 PM
- b). Days of Operation: Monday thru Saturday
- c). Signage limited to: As permitted by Zoning Ordinance and approved by Zoning Administrator
- d). Screening Required: No
- e). Additional Parking required: None required
- f). Any additional exterior lighting permitted: As permitted by Ordinance and approved by Administrator
- g). Is there a need to address storm water run-off ? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed, or the business has become a nuisance? Yes
- k). Additional Requirements:
 - (1) Dumpster must be screened if one is used. Totes are acceptable.
 - (2) No parking for staff or customers on Country Lane.

Roll Call Vote

| | | | |
|----------------|-----------|------------------|-----|
| John Janek | Yes | Don Luddeke | Yes |
| Sandy Crites | Yes | Frank Greathouse | Yes |
| Shirley Howard | abstained | Mary Jo Akeman | Yes |
| Mark Davis | Yes | Peggy Cunningham | Yes |
| Jack Taylor | Yes | Jim Smith | Yes |

Motion Carried.

**PETITIONER: Shapiro Brothers, a division of MW Recycling, LLC
1143 16th Street**

MOTION by Mark Davis and seconded by Peggy Cunningham to approve the request for change in ownership with the stipulation that fencing, with screening, be completed within 60 days. Zoned M-4 in a Planned Unit Development.

Roll Call Vote

| | | | |
|----------------|-----|------------------|-----------|
| John Janek | Yes | Don Luddeke | Yes |
| Sandy Crites | Yes | Frank Greathouse | Yes |
| Shirley Howard | Yes | Mary Jo Akeman | Yes |
| Mark Davis | Yes | Peggy Cunningham | Yes |
| Jack Taylor | Yes | Jim Smith | abstained |

Motion Carried.